104.0	0003	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	744,400 / 744,400
					USE VALUE:	744,400 / 744,400
					ASSESSED:	744,400 / 744,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		LONGMEADOW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DOHERTY BERNADETTE J / TRUSTEE
Owner 2:	DOHERTY REVOCABLE TRUST
Owner 3:	
Street 1:	48 LONGMEADOW RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DOHERTY BERNADETTE J / TRUSTEE -
Owner 2:	DOHERTY REVOCABLE TRUST -
Street 1:	48 LONGMEADOW RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .168 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1952, having primarily Vinyl Exterior and 1795 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7330.000	296,500		447,900	744,400
Total Card	0.168	296,500		447,900	744,400
Total Parcel	0.168	296,500		447,900	744,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 414.66 | /Parcel: 414.66

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 66939
GIS Ref:
GIS Ref:
Insp Date: 09/13/18

!8270!

PREVIOUS ASSESSMENT

Parcel ID: 104.0-0003-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	296,500	0	7,330.	447,900	744,400		Year end	12/23/2021
2021	101	FV	287,800	0	7,330.	447,900	735,700		Year End Roll	12/10/2020
2020	101	FV	287,800	0	7,330.	447,900	735,700	735,700	Year End Roll	12/18/2019
2019	101	FV	228,300	0	7,330.	447,900	676,200	676,200	Year End Roll	1/3/2019
2018	101	FV	228,300	0	7,330.	383,900	612,200	612,200	Year End Roll	12/20/2017
2017	101	FV	228,300	0	7,330.	358,300	586,600	586,600	Year End Roll	1/3/2017
2016	101	FV	228,300	0	7,330.	307,200	535,500	535,500	Year End	1/4/2016
2015	101	FV	222,900	0	7,330.	275,200	498,100	498,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:02:12

LAST REV

Date	Time
11/15/19	11:31:46
jorourke	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 8270

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOHERTY BERNADE	1551-11	1	10/25/2019	Convenience	1	No	No		
DOHERTY DANIEL	1511-100		7/14/2017	Convenience	1	No	No		Daniel F Doherty - DOD: 03/04/2019 BK: 1511
	998-169		6/1/1985		165,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/11/2006	1067	Siding	14,500			G8	GR FY08	
4/9/1992	121		2,500					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	MEAS&NOTICE	CC	Chris C
2/18/2009	Meas/Inspect	372	PATRIOT
3/15/2007	External Ins	BR	B Rossignol
1/21/2000	Inspected	263	PATRIOT
11/10/1999	Mailer Sent		
10/26/1999	Measured	264	PATRIOT
9/13/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	66939
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7330		Sq. Ft.	Site		0	70.	0.87	4									447,931						447,900	

Total AC/HA:	0.16827	Total SF/SM:	7330	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	447,931	Spl Credit		Total:	447,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.33359373
Const Adj.:	0.99989998
Adj $ / SQ:	173.350
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	402901
Depreciation:	106366
Depreciated Total:	296535

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

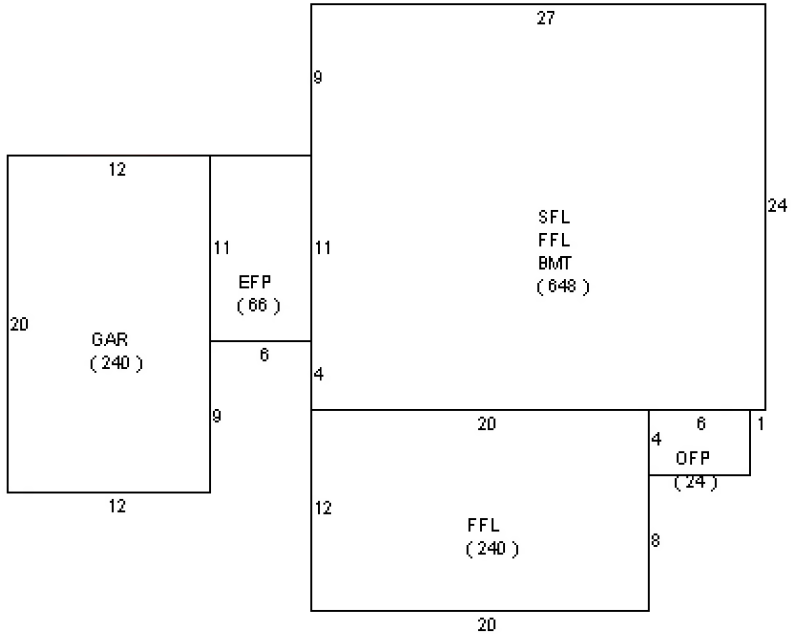
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	173.35
Special Features:	0	Val/Su Net:	117.94
Final Total:	296500	Val/Su SzAd	193.03

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	888	173.350	153,935
BMT	Basement	648	65.530	42,461
SFL	Second Floor	648	173.350	112,331
GAR	Garage	240	25.410	6,099
EFP	Enclos Porch	66	68.470	4,519
OFP	Open Porch	24	44.000	1,056

Net Sketched Area:	2,514	Total:	320,401

Size Ad	1536	Gross Area	2514	FinArea	1795

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

104.0-0003-0008.0